

College Park Development Update

Domain at College Park (DSP-09031)

Corner of Mowatt Lane and Campus Drive

Status: Under Construction

The Detailed Site Plan for Domain was approved on February 24, 2011. The mixed-use development will have 256 multi-family units and 9,061 square feet of retail space. [The Hanover Company](#) is the developer and [UDR](#) is their joint venture partner.

Demolition of the former building on the site took place in February 2012, while grading and excavation took place in March. Building permits have been issued and construction is well underway. The first units are expected to be ready for move-in by summer 2013 with all units completed by summer 2014.

According to the development's retail brokers, four tenants are close to signing leases to occupy 5,181 SF of the ground floor retail space. The tenants are Subway, Tutti Frutti Frozen Yogurt, Gateway Newstands, and Casey's Coffee.



View from Campus Dr. on Jan. 14th

Best Western (DSP-05005)

8419 Baltimore Avenue

Status: Under Construction

The Best Western is a project by Vasu, LLC that consists of a 50-room hotel with extended-stay suite facilities on the former site of the College Park Motel. The Detailed Site Plan for this development was approved on July 9, 2007, but the motel structures were not demolished until October 2011 with construction beginning that same month. After resolving permitting issues in early 2012, construction has progressed smoothly and the estimated completion date is spring 2013.



View from Quebec St. on Jan. 14th

Koon's Ford Redevelopment (DSP-12034)

8315 Baltimore Avenue

Status: Detailed Site Plan Accepted

A Detailed Site Plan submittal was accepted by Park and Planning on January 9, 2013. The submittal shows plans for a 156-room hotel, 24,530 square feet of ground floor retail, and a parking garage. The brand of the hotel has not been released at this time.

[Keane Enterprises](#) is the developer for the former automotive dealer's property.



Rendering from Route 1



The Development Update is a bi-monthly newsletter prepared by the City of College Park covering local development news.

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Rendering of College Avenue and Yale Avenue intersection

Maryland Book Exchange (DSP-10028)

7501 Baltimore Avenue

Status: Approved Detailed Site Plan

After over a year of working through the entitlement process, the redevelopment of the Maryland Book Exchange received final approval from the Prince George's County District Council on November 13, 2012. The approval is a result of compromises with the City of College Park to reduce the height along Yale Avenue, among other items. This portion of the project, which faces lower density uses, will be three stories with a flat roof as opposed to the originally planned five stories. The project now consists of a six-story building on Route 1 that steps down along College Avenue.

In order to obtain a building permit, the applicant's next major step is the submittal of construction drawings. Construction could begin as early as mid-2013.

Purchased in November 2010, the property is 2.71 acres and is currently home to the Maryland Book Exchange. The new student housing development will add 287 units, with a maximum of 855 beds (originally proposed as 341 units and 1,010 beds). The ground floor will have 13,844 square feet of retail, including the relocated Maryland Book Exchange as the anchor.

This development will join The Enclave, Mazza Grandmarc, and The Varsity as the fourth privately built student housing project to open since 2010. Along with the University View I and II buildings, those three projects have brought 3,458 beds to the Route 1 Corridor since 2005. As of September 2012, the occupancy rate for these units was reported at 94% by the management teams.



Rendering of Phase I

Cafritz Property at Riverdale Park (Whole Foods)

Along the East Side of US Route 1 at the Southern Boundary of College Park

Status: Preliminary Plan of Subdivision Review

Envisioned as a multi-phase project on 37.55 acres of land in Riverdale Park, the development team requested rezoning the property from R-55 to Mixed-Use Town Center in 2011. After numerous public hearings in early 2012, the District Council voted 7-2 in favor of the rezoning application on July 9, 2012. The developer's next move was to submit a Preliminary Plan of Subdivision on July 27, which was scheduled to be heard by the Planning Board on January 17, 2013. However, the applicant has decided to temporarily withdraw their application due to a variety of issues, including the placement of the CSX rail crossing.

Plans for the first phase of development include a Whole Foods Grocery store, an additional 100,000 square feet of retail and restaurants, and 22,000 square feet of office space. The second phase includes 981 residential units (855 multi-family and 126 townhomes) and a 120-room hotel.

For more information on the development, please visit their [website](#).

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Rendering from Route 1

TownePlace Suites by Marriott (DSP-06018)

9620 and 9624 Baltimore Avenue

Status: Filing for Building Permit

On October 26, 2010 the District Council adopted an order affirming the Planning Board's decision to approve TownePlace Suites' Detailed Site Plan. The project by Baywood Hotels will consist of a 75-room extended stay hotel operated by Marriott. On January 11, 2012, the applicant went before the Zoning Hearing Examiner (ZHE) to rezone a portion of the property in order to conform to the remaining property. The ZHE approved an amendment to the conditions of the DSP on February 13, 2012, which granted the rezoning. The applicant is now able to file for a building permit and expects to do so shortly. Construction could begin in mid-2013.



Rendering from Route 1

University View Village (DSP-06018)

8320-8400 Baltimore Avenue

Status: Approved Detailed Site Plan with Unknown Start Date

Clark Construction proposes to develop a total of 272 units with 992 beds, 18,960 square feet of ground floor retail and 470 parking spaces. The Planning Board approved the Detailed Site Plan with conditions on May 21, 2009 for a project to be built in 2 phases. The first phase would consist of a parking garage, a 104-unit building and 10,530 square feet of retail. An expected start date has not been given at this time.



Rendering of 4600 River Road

M Square Research Park (DSP-09028)

4400, 4500, & 4600 River Road

Status: Approved Detailed Site Plan with Unknown Start Date

This project is being developed by COPT and the University of Maryland. This latest addition to the research park will consist of three 5-story, 150,000 square-foot buildings for general office and research use, surface parking lots, and a three-level parking garage. At the City Council Worksession on February 14, 2012, the City Council voted 8-0 in favor of approval with several conditions. The Prince George's County Planning Board also approved the DSP on March 8, 2012. The buildings are not scheduled to begin construction until tenants have signed on.

For more information regarding M Square, please visit the research park's [website](#).

Litton Technology Center (M Square Research Park)

Paint Branch Parkway

Status: Preliminary Plan of Subdivision

Submitted by COPT and the University of Maryland as an addition to the University's research park, the application seeks to create additional lots for development. If approved, the applicant plans to develop 4 four-story office buildings at approximately 120,000 square feet each, a parking garage, and associated surface parking.

Attick Tower

9014 Rhode Island Avenue

Status: Planned Renovation Project

The College Park Housing Authority is exploring options to complete a \$5 million rehabilitation of this low-income, senior housing development. A Request for Proposals issued in mid-2011 received significant interest and seven teams were selected to present their qualifications and preliminary plans. After several rounds of interviews, the National Foundation for Affordable Housing Solutions was chosen as the development partner. The developer will explore financing options in 2012 and commence construction upon securing funding. Expected improvements include an upgrade of the HVAC system and a re-design of the 44-year old building.

Greenbelt Metro Area and MD 193 Corridor Sector Plan

Status: Preliminary Plan Approved by County Planning Board

Released on July 27, 2012, the Preliminary Greenbelt Metro Area and MD 193 Corridor Sector Plan and Proposed Sectional Amendment is an update of the existing 2001 plan. As it pertains to College Park, the most notable sections focus on the North and South Core of the Greenbelt Metro Station, which is adjacent to the Hollywood neighborhood in North College Park.

For the North Core, the plan proposes two different concepts: a) a mixed-use community comprised of up to 1,267 multifamily units, 1,100,000 square feet of retail, 1,200,000 square feet of office, and 300 hotel rooms; and b) a mixed-use development with approximately 2,200,000 square feet of office in a campus-like setting for a General Services Administration (GSA) tenant or other major employer, 250 multifamily units, and 75,000 square feet of retail. Both options would include large parking garages to park the new development and replace the surface commuter lot currently on the site.

As for the South Core, the plan includes primarily residential uses with a mix of townhomes and multifamily units along with some neighborhood-oriented retail.

On December 13, 2012, the Prince George's Count Planning Board approved a resolution adopting the Plan and transmitted it to the District Council for final approval. The resolution contained over 100 substantive changes from the initial draft that garnered mixed reactions from stakeholders.

The District Council will hold a worksession prior to taking action to approve, amend, or disapprove the plan. A date has not been set for this worksession, but it will take in the next two months.

News

City of College Park Launches Revitalization Tax Credit Program

As part of the City of College Park's effort to attract high-quality redevelopment, the Revitalization Tax Credit Program provides financial incentives and sets criteria for granting property tax credits against the municipal property tax.

Qualifying projects are eligible to receive a 5-year tax credit on city real property taxes based on the increased assessment attributed to the new improvements upon project completion. The tax credit shall be in an amount equal to 75% of the increased assessment of city tax imposed in the first year; 60% in the second year; 45% in the third year; 30% in the fourth year; and 15% in the fifth year.

Use the following links to view [guidelines](#) and an [application](#) for the program.